

**PROJECT INFORMATION**

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| PROJECT                           | See Executive Summary of staff report for Plan Amendment/Rezone Application No. P18-03659.  |   |
| APPLICANT                         | Jeff Roberts of Assemi Group  |   |
| OWNER                             | ARC Properties  |   |
| LOCATION                          | 5200 & 5260 West Palm Avenue and 614 West San Jose Avenue, Fresno, California 93704; Located on the northwest, northeast, and south corners of North Colonia and West San Jose Avenues in the City and County of Fresno, California (±6.9 acres). (APN: 41723119, 41714021, 41714026).<br><b>(Council District 2)</b> |   |
| SITE SIZE                         | Approximately 6.9 acres   |   |
| PLANNED LAND USE                  | Existing  | For APN 41714021: Residential Medium Density<br>For APN 41723119 & 41714026: Regional Mixed-Use   |
|                                   | Proposed  | Regional Mixed-Use for All Parcels  |
| ZONING                            | Existing  | For APN 41714021: RS-5/EQ (Residential Single-Family/Equine Overlay)<br>For APN 41723119 & 41714026: RMX/cz (Regional Mixed-Use/conditions of zoning) |
|                                   | Proposed  | For APN 41714021: RMX (Regional Mixed-Use)<br>For APN 41723119 & 41714026: RMX/cz (Regional Mixed-Use/conditions of zoning)                           |
| PLAN DESIGNATION AND CONSISTENCY  | The proposed zone district for the subject property conforms to the proposed planned land use designation of Regional Mixed-Use.  |   |
| DISTRICT IMPLEMENTATION COMMITTEE | The District 2 Plan Implementation Committee reviewed the proposed project at their regular meeting on January 14, 2019 and voted 5-0 to recommend approval of the project. The Committee recommended the applicant include two small parks within the proposed project.  |   |
| HOUSING ELEMENT INFORMATION       | This project is not a Housing Element Site.   |   |
| ENVIRONMENTAL FINDING             | A Mitigated Negative Declaration was filed with the Fresno County Clerk's office on May 22, 2019.   |   |

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| STAFF<br>RECOMMENDATION | <u>Recommend Approval (to the City Council) of:</u> (1) Adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. P18-03659; (2) Approval of Plan Amendment Application No. P18-03659; (3) Approval of Rezone Application No. P18-03659; (4) Approval of Modification of Conditions of Zoning Application P18-03659 for APN 417-140-26; and (5) Approval of Modification of Conditions of Zoning Application P18-03659 for APN 417-231-19. |
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**BORDERING PROPERTY INFORMATION**

|              | <b>Planned Land Use</b>   | <b>Existing Zoning</b>   | <b>Existing Land Use</b>   |
|--------------|---|--|--|
| <b>North</b> | Medium Low Density Residential & Medium Density Residential                     | RS-4 (Residential Single –Family), RS-4/EQ (Residential Single-Family/Equine Overlay), RS-5/cz (Residential Single-Family/conditions of zoning), R1AH (Single Family Residential District – Fresno County) | Medium Low Density Residential & Medium Density Residential                                |
| <b>East</b>  | Medium Low Density Residential, Medium Density Residential & Regional Mixed-Use | RS-4 (Residential Single –Family), RS-5 (Residential Single –Family), Regional Mixed-Use   | Medium Density Residential & Medium High Density Residential (recently demolished, vacant) |
| <b>South</b> | Commercial – Regional & Corridor - Center Mixed Use                             | CR (Commercial – Regional) & R2 (Low Density Multiple Family – Fresno County)  | Community Commercial & Medium High Density Residential                                     |
| <b>West</b>  | Regional Mixed-Use & Commercial – Regional                                      | RMX/cz (Regional Mixed-Use/conditions of zoning) & CR (Commercial – Regional)  | Office Commercial & Community Commercial   |